BOOK 4353 PAGE 207

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLD
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
Rocco A. Tricoli	Dobson & Johnson, Inc.	
(NAME)	(NAME)	Map 84-12
2515 Lincoya Court	1109 J. C. Bradford Building	Par. 26
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*
Cash paid by Rocco A. Tricoli and wife, Bonnie S. Tricoli, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $21,900.00, secured by a deed of trust to Albert Wm. Johnson, Trustee, as of record in Book 3823, page 22, Register's Office for Davidson County, Tennessee.

We, Warren T. Settles and wife, Jo Ann Settles,

have this day bargained and sold, and do hereby transfer and convey unto the said
Rocco A. Tricoli and wife, Bonnie S. Tricoli,
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Lincoya Hills, Addition, as of record in Book 3106, page 66, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Lincoya Court, at the corner of Lots 4 and 5; thence with the line between said lots, southerly 205.37 feet to a point; thence easterly 141.5 feet to a point; thence northerly 155.5 feet to a point; a corner of Lot 6; thence with the line between Lots 5 and 6, northwesterly 172.4 feet to the easterly terminus of Lincoya Court; thence with the same, southwesterly around a curve, 44.29 feet to the beginning.

Being the same property conveyed to Warren T. Settles and wife, Jo Ann Settles, by deed from James M. Savage and wife, as of record in Book 3823, page 18, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 30,298.66
Subscribed and sworn to before me, this the 21ST day of July 19 69
My commission expires: 8/9/72 (Affix Seal)
Affiant: Rocco A. Tricoli
Notary Public: Barbara Jo Smith

This is { unimproved ( ) / improved ( ) } property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Rocco A. Tricoli and wife, Bonnie S. Tricoli,
their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Rocco A. Tricoli and wife, Bonnie S. Tricoli,
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 25TH *day of* JULY, 19 ..., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Warren T. Settles
Warren T. Settles

x Jo Ann Settles
Jo Ann Settles

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Warren T. Settles and wife, Jo Ann Settles, *the within named bargainor...S, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 25TH *day of* July, *19*69.

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ....., *this* ....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

JUL 28 69	CONV	30,298.66				
JUL 28 69	S'TAX		A*	78.78		
JUL 28 69	PR'FEE		A*	.50		
JUL 28 69	W'DEED		A*	3.00	*	82.28

WARRANTY DEED

FROM
Warren T. Settles, et ux

TO
Rocco A. Tricoli, et ux

A 48823

IDENTIF. REFERENCE

JUL 28 12 16 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.